

Draft Conservation Area Character Appraisal

Wartling



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A copy of the Draft Conservation Area Appraisal can be downloaded from the Wealden website, http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Heritage/Conservation_Areas/Plan_Consevation_Areas.aspx or scan the QR code below with your smart phone.



If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk.

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Overview

One of Wealden's principal assets is the high quality of its environment, including its historic environment and landscape. The District has a dispersed and varied settlement pattern within different landscape areas, with a number of small market towns, villages and hamlets. Each settlement has its own unique characteristics and functions, depending on its location and historical influences.

The Council also has a duty under the Planning (Listed Buildings and Conservation Areas Act) 1990 to review existing conservation areas and determine whether any further parts of the District should be designated as conservation areas and, if appropriate, designate those parts accordingly.

In March 2017, the Council designated 33 conservation areas in the District. This was the result of reappraisal of existing conservation areas and the identification of new conservation areas as part of the Issues and Options Consultation on the Local Plan in Autumn 2015. The designated boundaries of the conservation areas are shown on the Proposals Maps of the Local Plan. Please see the Heritage pages on the Council's website for further details on the designation process.

Where areas of special historic and architectural interest have been designated as conservation areas, the Council has a duty to set out a positive strategy for the conservation and enjoyment of the historic environment, whilst understanding its significance, the wider social, cultural, economic and environmental benefits of the area, and ensuring that new development makes a positive contribution to local character and distinctiveness. This takes the form of a character appraisal to identify and articulate the significance of each conservation area.

The Council will also formulate and publish proposals for the preservation and enhancement of conservation areas. This will include Local Plan policies, as well as a separate Management Plan for the conservation areas to set out how these areas should be managed and enhanced to guide new development within conservation areas and their setting.

Every conservation area has its own distinctive character and a strong sense of place. This character is made up from many elements, including the topography and setting, historic development, current uses and features, buildings and traditional materials, paths, lanes, hedges, trees, boundary treatments, place names and open spaces. Understanding this unique character, including the social and economic background, is the starting point for the future management of the conservation area, in order to conserve and enhance its significance in the future.

This character appraisal considers:

- The location and landscape setting of the area;
- Historic development;
- The character of the area in detail;
- Building materials and details;
- The contribution of the natural environment; and
- Issues having a negative impact on the character and appearance of the area.

This document is the draft conservation area character appraisal for Wartling conservation area, designated in March 2017.

The character appraisals have been prepared in conjunction with policies concerning the historic environment, including the emerging Wealden District Local Plan. The weight to be given to the emerging Local Plan will be according to the National Planning Policy Framework. The conservation area character appraisal documents will assist in the planning decisions and be used in conjunction with Local Plan policies and any future Management Plan when assessing applications.

This document is for:

- Anyone interested in commenting on the draft character appraisal for the Wartling conservation area;
- Anyone interested in finding out information about the area;
- Anyone proposing to carry out development within the area;
- Organisations responsible for any management within the area;
- Statutory providers and partnership authorities who may carry out work within the area; and
- Members and Officers of Wealden District Council.

1 Background

1.0.1 Wartling conservation area was first designated in 2017. The reasons for designation of the conservation area are explained in the Background Paper accompanying the Autumn 2016 Consultation on the Wealden Local Plan. To view the document, along with further information on the process and how community involvement and public consultation was undertaken; how the input from the community was evaluated; and how it influenced the recommendations for designation of areas, please see the Conservation Area Background Paper 2018 and the Heritage pages on the Council's website.

1.0.2 The designated boundary of the conservation area, detailed visual character appraisal map and views map are at Appendix 1.

1.0.3 PICTURE 1- GENERAL PICTURE OF CONSERVATION AREA (TO FOLLOW)

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2 Context

2.1 Introduction to the Conservation Area

2.1.1 Wartling is a small village set within open countryside on the northern edge of the Pevensey Levels. The historic core of the village is centred around the Mary Magdalene Church and the Lamb Inn public house. The village sits on high ground approximately 1.5 miles south of Boreham Street and 3 miles north of Pevensey, in the rural Sussex countryside overlooking the Pevensey Levels.

2.1.2 The village lies within the wider Parish of Wartling, which covers an area of just over 4 square miles and includes the villages of Wartling and Boreham Street. The Parish had an overall population of 446 in 2011⁽¹⁾.

2.1.3 The village of Wartling seems to have developed primarily as a farming community with some local small-scale trades and services and was a large Manor at the time of the Domesday Survey. Development is concentrated around the medieval church and manor house.

2.1.4 Early industry in the area appears to have revolved around agriculture and included utilising the High Weald landscape for arable, livestock and dairy farming, as well as grazing sheep on the drained marshland of the Pevensey Levels.

2.1.5 Wealden iron production had a significant impact on the economy of the area from the 16th century, utilising wood from the densely wooded High Weald and local iron ore outcrops.

2.1.6 The village has retained its rural character throughout the 19th and 20th centuries. There has been limited infilling and extension in the 19th and earlier 20th centuries, but this has been small-scale with the addition of a small number of properties at the top of Horsewalk and a replacement house on the site of the former village school.

2.2 Setting

2.2.1 The National Planning Policy Framework states that the setting of a designated heritage asset, such as a conservation area, can contribute to its significance. In addition, Historic England have also confirmed that conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations⁽²⁾.

2.2.2 The setting of a heritage asset, including a conservation area, includes the surroundings in which it is experienced. Its extent is not fixed and may change seasonally, throughout the day and over time. It is not restricted to public views and one may not need to see a heritage asset to be within its setting. Setting may make a positive or negative contribution to the character, appearance and significance of a conservation

1 Source: 2011 Census, Office for National Statistics

2 Conservation Principles, Policy and Guidance, Historic England, April 2008, Principle 4.2

area. A conservation area that includes listed buildings will also include and form part of their setting/s as well as the conservation area itself. In such positions, consideration should be given to the collective and overlapping settings and the role that they play in contributing to the significance of the heritage asset.

2.2.3 Historic England have published guidance on the setting of Heritage Assets, ⁽³⁾ which sets out an iterative approach to the assessment of setting. It is not the only approach that can be employed but it is a well-established approach that has stood up to examination at appeal including Public Inquiries. It is advised therefore that its advice and guidance should be referred to when considering development that may affect the setting of a conservation area, or any other designated heritage asset within or adjacent to its boundary.

2.2.4 This character appraisal considers the landscape setting of the conservation area, including important views into and out of the defined area; and the historical association between the conservation area and its setting, all of which contribute to the identified significance of this designated heritage asset. The broad approach to assessment of impact on setting of a heritage asset should be undertaken as a series of steps that apply proportionately to complex or more straightforward cases, in line with guidance published by Historic England and based on local and national planning policy and the over-riding statutory legislation.

2.3 Topography and Landscape Setting

2.3.1 The village of Wartling is located at the very northern edge of the Pevensey Levels where it meets the High Weald Area of Outstanding Natural Beauty. It is situated in a rural setting to the south of Boreham Street in an elevated position that overlooks the Levels below.

2.3.2 Sitting below the village and forming part of the landscape setting to the south, the Pevensey Levels are extensive tracts of low-lying reclaimed wetland with pockets of higher ground, historically called 'Eyes', many of which are associated with farm buildings and settlements. A distinctive windswept feel characterises the large-scale open landscape of predominant pasture. Large fields are set within an irregular network of drainage ditches and banks, with a few hedges (often associated with old silted dykes) and trees, except on areas of higher ground where isolated groups of trees associated with small settlements add variety and interest. Ditches are typically fringed with reeds while patches of standing water and rushy pasture further reinforce the wetland character. Although intensively farmed, much of the area is still wet pasture and is managed for grazing. Much of the area is designated as a Site of Special Scientific Interest (SSSI), and the Pevensey Levels are designated as a Ramsar Site and Site of Community Importance ⁽⁴⁾

2.3.3 The village itself lies just within the High Weald Area of Outstanding Natural Beauty. The High Weald, which encompasses the ridged and faulted sandstone core of

3 The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning:3, Historic England, March 2015

4 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

the Kent and Sussex Weald, is an area of countryside representing one of the best surviving medieval landscapes in northern Europe.

2.3.4 The general appearance of the High Weald is one of a densely wooded landscape, which comprises a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridge top roads briefly glimpsed extensive views open up, stretching away over rolling ridges, with church spires often present within the views between the ridges, and green valleys below. The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness which is rare within lowland English landscapes and creates a strong sense of place ⁽⁵⁾.

2.3.5 The character of this High Weald landscape is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges or higher ground within the landscape. Settlements were linked by a network of largely intact ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating droveways. These are often narrow, deeply sunken and edged with trees, hedgerows, wildflower-rich verges and boundary banks ⁽⁶⁾.

2.3.6 The landscape of the Weald is characterised by thickly wooded areas, with some historic, often ancient, woodland used for coppicing, an essential rural industry that provided wythies for basket making, materials for wattle and daub construction, hurdles for animal enclosures and timber to create charcoal to serve the iron smelting and forging process.

2.3.7 The forested area was part of the 'Andreds weald', derived from the Old English 'weald', meaning forest, and 'Andred' derived from Anderida, the Roman name for present-day Pevensey and would have consisted of a mixture of heath, woodland and other habitats. Seasonal grazing may have taken place from early times, possibly the Iron Age, with the wooded area of the High Weald being used to seasonally fatten livestock, using the ancient droveways to move livestock (pigs and sheep) between grazing areas and to transport animals to markets and fairs. As the Pevensey Levels were drained, marshland would have been used for grazing sheep, which continues today.

2.3.8 Iron was the major industry in the High Weald, and first developed in the Iron Age and Roman periods, with evidence of 87 Romano-British iron production sites in Wealden District ⁽⁷⁾. The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England and as many as one hundred forges and furnaces were in operation. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. There is evidence for hammer ponds and iron working in the landscape. The River Ashbourne, from Wallers Haven, was navigable up to the hills beyond Ashburnham and is located approximately 800m east of the church along Horsecwalk. This river was one of the main export routes for the iron cannons which were cast at Ashburnham furnace further upstream, which was established soon after 1549 and one of the largest ironworks in the

5 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

6 Wealden Landscape & Settlement Character Assessment, Chris Blandford Associates, November 2014

7 East Sussex Historic Environment Record

area. By 1574, there were at least 77 iron furnaces working in the Weald, but the ironmaking industry within the Weald had largely died out by the end of the 18th century.

High Weald Landscape

The history of the landscape is most evident in the:

- medieval pattern of fields, ridge top roads and radiating droveways;
- farmsteads, hamlets and late medieval villages on ridges or higher ground within the landscape;
- impact of the Wealden iron industry;
- Andreds weald forest used to seasonally fatten livestock, including the ownership and management of the Ashdown Forest;
- wealth of historic parks and gardens and historic buildings, including farmsteads;
- woodland industry, including coppicing and charcoal burning;
- formation of settlement linked to the practise of cultivating small parcels of land for rent or “assarting”;
- influence of agriculture, including hop production and associated oast houses; and
- influence of Weald trades in the area.

Wartling

2.3.9 The historic settlement setting of Wartling is created by:

- dispersed settlement pattern and small-medium sized irregular shaped fields, enclosed by a network of hedgerows and wooded shaws;
- gentle sloping landscape with blocks of woodland on the lower slopes;
- small hamlets and farmsteads dotted throughout the landscape, with early settlements sited on ridge tops;
- forestry, farming and transhumance has shaped the medieval landscape;
- Ancient Woodland and droveways;
- a strong sense of remoteness and tranquillity.

2.3.10 Landscape characteristics include:

- the historic core around the church;
- listed buildings in and around the village;
- rural, sometimes sunken, tree-lined lanes the north;
- small-scale landscape of predominantly pastoral fields to the north;
- patches of small to medium-sized woodlands forming part of the High Weald landscape;
- ridges and slopes of the High Weald to the north fall away to the Pevensey Levels to the south;
- panoramic open views from the village to the south and east over the Pevensey Levels ⁽⁸⁾

2.3.11 The landscape surrounding Wartling falls within two County Landscape Character Area; the 'south slopes of the High Weald' and 'Pevensey Levels'. The landscape setting areas are identified below.

Wartling Landscape Setting Areas

To the north, the landscape setting areas are identified as:

- A patchwork of ancient fields, often enclosed with hedgerows and trees, tree-lined lanes and areas of Ancient Woodland and shaws.

To the south and east, the area is characterised as:

- panoramic views over the low-lying, predominantly flat grazing marshes of the Pevensey Levels⁽⁹⁾.

2.3.12 The topography in the area has influenced the layout and development of the settlement. The village core of Wartling is located on spur of high ground overlooking the Pevensey Levels. The church is located at the core of the village at around 32m AOD, which drops to around 2m AOD on the Levels to the south.

2.4 Geology and Building Materials

2.4.1 Along with the whole of Sussex, the rocks of the Wartling area are sedimentary. Descending the higher land of the High Weald towards the Low Weald, the rocks become younger. The geology is predominantly clay and this will have influenced the type of local building materials used to create the unique identity of settlements in the area. Wartling lies on a succession of sandstones, siltstones and mudstones of the Tunbridge Wells formation, formed in the Cretaceous period.

2.4.2 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weather boarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

2.4.3 Chapter 5 of this appraisal provides location specific information on traditional materials and building techniques within Wartling conservation area.

2.5 History of the Settlement

Prehistoric

2.5.1 Lack of archaeological investigation in the area means that prehistoric and early historic activity in Wartling is not fully understood, although there is evidence of early activity in the area.

2.5.2 Evidence of prehistoric activity in the area is represented by a Neolithic Flints in the field to the north of Court Lodge Farm (MES4999), and evidence of a prehistoric trackway at Mota Piece (MES21243) to the south west of the village near a moated site.

Roman and Saxon

2.5.3 Roman occupation of the wider area commenced in A.D.43, after the Roman conquest, although no Romano-British finds or features have been found through controlled excavation in the area.

2.5.4 The Anglo-Saxons invaded Sussex in the year 477 AD and, according to the Anglo-Saxon Chronicle, took the Roman fort of Anderida in 491 AD on the south coast at Pevensey, forming the small kingdom of the South Saxons, or Sussex. The Saxons used the drove routes and woodland clearings of the Weald for the grazing and movement of animals.

2.5.5 The wider area is thought to be of Haesta, the Saxons boundary forts settled around 475AD, and was used to control the Pevensey Bay estuary area. The village at the time would have overlooked the sea as the Pevensey Levels would have been largely under water.

Place name, Domesday and early manors

2.5.6 The Manor of Wartling was in existence before the Norman Conquest and was held in 1066 by Alnoth. The name Wartling is a Saxon place name, recorded in 1086 in the Domesday Book as 'Werlinges'. There are two different explanations for the origins of the place name, but both attribute it to being of Old English Saxon origins. It may derive from 'waeta' meaning wetland or marsh and 'el nering' meaning people of a fortified place. Alternatively it has been described as 'the settlement of Wyrtele's people'.

2.5.7 Wartling is recorded in the Domesday Survey with a population of 280 or 56 households, land for 18 ploughs and woodland for 200 pigs, making this a large manor. It also included three salt workings as the Pevensey Levels were still largely covered by sea at this time. The church was not in existence at this time, but there was a chapel attached to the College of St. Mary in Hastings Castle by Robert, Count of Eu. In the Domesday survey Robert, Count of Eu was tenant-in-chief and Gerard (man-at-arms), Ralph, Wenenc the Priest and William, are all recorded as holding parts of the Manor ⁽¹⁰⁾.

2.5.8 The Manor was owned, by the St. Leger family from Domesday until around 1330, when it passed through the marriage of Isobel St. Leger to her husband, Thomas Hoo. at least in part, by Hoo family in the 13th-15th century. In 1455 Sir Thomas Hoo, Baron of Hoo and Hastings died without a male heir and it was decreed in his Will that his Manors, including Wartling, be held by his step-mother for life and then partitioned between his daughters ⁽¹¹⁾. He and his brother (also Thomas) are believed to be represented by the two recumbent effigies now on the Dacre Tomb at All Saints Church, Herstmonceux. It is supposed that the tomb was set up for Thomas Fiennes (d. 1534) and his son Sir

¹⁰ www.opendomesday.org

¹¹ Whittick, C. 1996

Thomas Fiennes (d. 1528), but that the figures themselves were those of the brothers Hoo (as shown by the arms revealed on their tabards during restoration), reused for the Dacres. They were perhaps brought from the chantry built for Thomas Hoo at Battle Abbey following its sale in 1539.

2.5.9 Thomas Hoo's eldest daughter married Sir Geoffrey Boleyn and was the great-grandmother of Anne Boleyn. His second daughter, Anne Joan, married Sir Thomas Fiennes in her third marriage, linking her family with the Dacres and Herstmonceux Castle. The Fiennes already appear to have held land in Wartling, as recorded in a grant from 1406 ⁽¹²⁾. The Manor of Wartling passed to the third daughter of Thomas Hoo, Eleanor, and descended through her marriage to the Carew family. It subsequently descended through the family line to the Gages in the 16th century and was sold to Thomas Sackville in 1606. It was sold in the mid-17th century to the Lords Craven and again in 1770 to the Ashburnhams of nearby Ashburnham Place, who still held Court Lodge and other property and lands at the time of the 1844 Tithe apportionment ⁽¹³⁾.

2.5.10 The Manor House (Court Lodge Farm) sits immediately adjacent to the church and had an extensive demesne ⁽¹⁴⁾ of 294 acres in 1600. The current house has a 15th century core, which is thought to be the remains of a much larger manor house. Adjacent to the house, the barn and stable contains a 16th century four-bay two-storeyed timber framed building with a large two-bay central first-floor room, possibly used as a court hall. Adjoining it is a five-bay aisled barn of the early 18th century, which may have replaced an earlier barn on the same site ⁽¹⁵⁾.

Church

2.5.11 The current church, dedicated to St Mary Magdalene and linked with that at Herstmonceux, was built in the 13th century, and is believed to lie on the land where an earlier Saxon chapel used to stand. The chancel and nave are 13th century, with additions from the 14th, 15th and 18th centuries. The south aisle appears to date to the 15th century, contains a Pelham Buckle and Catherine Wheel. John Pelham's daughter, Catherine, died in 1459, and it has been suggested the south aisle may have been built in her memory, the chapel being dedicated to St. Catherine. The Pelham buckle can be seen on other local churches, including Ripe, East Hoathly, Chiddingly and Laughton, affirming connections with the locally powerful Pelham family from Laughton.

2.5.12 The church contains a number of memorials in the chancel and a family vault belonging to the Curteis family of Windmill Hill. The church also contains a painting of the Royal Arms of George the Second on the Chancel Arch, which is dated 1731, and an elm lectern carved in the form of a heron by MW Pierce in 1979.

2.5.13 The churchyard was extended in the late 19th century. There are also some terracotta plaques on gravestones in the churchyard that were created by Jonathan Harmer of Heathfield.

12 Inquisitions Post Mortem, Henry IV <https://www.british-history.ac.uk/inquis-post-mortem/vol19>

13 Whittick, C. 1996

14 a piece of land attached to a manor and retained by the owner for their own use

15 Martin, B. & Martin D.

2.5.14 The Vicarage was rebuilt on the site of the earlier vicarage in 1728 by the Rev. Richard Thornton. It was extended and added to in the 19th century with the addition of a large wing by the Rev. Poole, part of which has since been pulled down. It was still the vicarage until the later 20th century, when it was divided into two private properties, Wartling Place and Tremayne House. It is now used as Wartling Place hotel.

Medieval and post-medieval development

2.5.15 In 1337 Sir Thomas Hoo was granted a weekly market and annual fair, to be held at the Manor. Many early fairs and markets were held near churches as this was a natural gathering point for the surrounding area and it is likely that the market was held to the east of the church in the approximate area where the workshop now sits in front of Court Lodge Cottage. Seven shops, a forge and a stable were listed in the village in the late 14th century around the market place ⁽¹⁶⁾.

2.5.16 The church was at the centre of the medieval settlement, with the manor house adjacent. Court Lodge Farmhouse, to the south of the church, was formerly the manor house of Wartling Manor and subsequently owned by the Ashburnhams. The farmhouse incorporates the remains of what was a much larger 15th-century timber-framed manor, altered in the 16th-17th century and again in the 18th and 19th centuries. There is a large barn to the north, the northern part of which is an 18th century five-bay aisled barn, linked to a 16th century four-bay building to the south that has a large room on the first floor that could have been the court hall. A survey of the Ashburnham Estate from 1830 describes the barns as a range of buildings constructed of brick, weatherboard and thatch. The building was used as a two horse stable, a cart lodge with granary over, and a cart horse stable for six horses with a loft over ⁽¹⁷⁾.

2.5.17 By the end of the 15th century there were only three shops mentioned in the village, along with the forge and a stable. A Church House was held by the churchwardens and when it was sold in 1552 it was described as a cottage and small garden abutting south onto the churchyard. No further reference to it is found and it seems likely that soon afterwards the building was demolished and absorbed into the churchyard ⁽¹⁸⁾.

2.5.18 By the early 17th century the village contained six houses clustered around the church, in addition to a vicarage and barn on the same plot as the later vicarage (Wartling Place) and the manor house (Court Lodge Farm). There was also a small cluster of houses at Butts Hill (now Batts Hill) ⁽¹⁹⁾.

2.5.19 Early buildings in the village that survive from this period include the former manor house, now Court Lodge Farm (15th century), Convent House (15th century), which was known as Coggers, and School Farm House (16th century), previously Brownings Farm. The Lamb Inn is thought to be late 17th-early 18th century, constructed on the site of a 16th century cottage. The vicarage (Wartling Place) was rebuilt on the

16 Martin, B. & Martin D.

17 ESRO ref: ASH 1173

18 Martin, B. & Martin D.

19 Martin, B. & Martin D.

site of an earlier vicarage in 1728 ⁽²⁰⁾. Other buildings of possible 17th century or earlier date include Court Lodge Cottage, Batts Hill House and Batts Hill Cottage.

Post medieval trade and industry

2.5.20 Early industry in the area appears to have revolved around agriculture. Farming was important to the local economy and included arable, livestock and dairy farming, as well as orchards and later hop farming. As the Pevensey Levels were drained, marshland would have been used for grazing sheep, which continues today.

2.5.21 Wealden iron production had a significant impact on the economy of the area from the 16th century. The River Ashbourne, from Wallers Haven, was navigable up to the hills beyond Ashburnham and is located approximately 800m east of the church along Horsewalk. This river was one of the main export routes for the iron cannons which were cast at Ashburnham furnace further upstream, which was established soon after 1549. Ashburnham Forge was one of the largest ironworks in the area, and used the skills of immigrant workers from France to establish the ironworks.

2.5.22 During the late 16th century there were a large number of French names recorded in the church register and it may be that they lived locally and were employed at Ashburnham and other local furnaces to help set up the cannon manufacturing process. As with many villages on the Weald, the iron industry flourished here in the 17th and 18th centuries and Ashburnham Forge was the last survivor of the Sussex iron industry, closing in March 1813. Lord Ashburnham owned land and buildings in the village at the time of the 1839 Tithe map, including Court Lodge Farm, Court Lodge Cottage, and surrounding land.

2.5.23 There appears to have been a degree of prosperity in the area in the 17th-earlier 18th centuries, perhaps associated with the iron industry, with building work during this period on the church, the construction of the Vicarage (now Wartling Place), and the works to the Lamb Inn public house. The large barn at Court Lodge Farm was also constructed in the 18th century and other buildings in the village, such as Court Lodge Cottage and Batts Hill House were either constructed or refronted in this period.

2.5.24 The Curteis family of Windmill Hill were considerable local landowners since the late 18th century and have a number of memorials in the chancel and a family vault. The family owned some of the land and buildings in the village at the time of the 1839 Tithe map, including Convent House, the land opposite the Lamb Inn where the School House Farm sits, and the site of the former school, which also had buildings on it (now occupied by Rockwell House).

2.5.25 Like the rest of Wealden, the area suffered with the decline of the iron industry in the 18th century and economic depression and poor harvests following the end of the Napoleonic Wars.

2.5.26 19th century industry in the area is recorded in the 1841 census for the 152 workers in the Parish, with the majority engaged in farming. Other trades and professions recorded include market gardener, domestic gardener, gamekeeper, a large number of domestic servants (cooks, maids, grooms etc), shoemaker, tailors, blacksmith, farrier, innkeeper, builder, wheelwright, thatcher and dressmaker. There was little change in the existing trades throughout the 19th century, although additional ones include schoolmaster, watchmaker, police constable, surgeon, plumber, glazier and coal merchant.

2.5.27 The 1881 census and 1882 Kelly's Directory shows that Wartling Hill was a modest settlement with some local trades and a number of outlying farms. Trades listed at Wartling Hill include carpenter and wheelwright, carter, boot maker, farrier, looker, farm labourer, proprietor of the Lamb Inn, and a number of farms are listed. The wheelwrights were located in Wheelwright Cottage, built in the mid-19th century, and the post office was in Convent House.

Institutions

2.5.28 Wartling Parish is recorded in a 1777 Parliamentary report as having workhouse accommodation for up to 40 inmates ⁽²¹⁾. Many Parish workhouse were established after Knatchbulls' Act of 1723, which stipulated that poor relief would only be granted once a pauper had been admitted to a workhouse. Hundreds of workhouses were set up, often in existing rented buildings.

2.5.29 It has been stated that the building called Court Farm Cottage was used as a workhouse before the large union workhouses were set up following the 1834 Poor Law Amendment Act. The cottage is attached to the Lamb Inn by a single-storey range and deeds for a cottage adjoining the churchyard are likely to be for this cottage. The deeds state that the cottage was owned by Carey in 1751 and prior to this was owned by Brooke, then Collier, then Kelsey, indicating that the building is quite early ⁽²²⁾.

Education

2.5.30 A Sunday School was established in the village in 1786, funded by the local gentry. It was intended to 'rescue the children of the poor from ignorance, idleness, and vice, and to instruct them in the duties of morality and religion' ⁽²³⁾. The school was extremely well attended, with 134 children enrolled in 1788 and was reported to be very successful in teaching the children to read, as well as instructing on morality and religion.

2.5.31 Wartling National School was founded in the 1840s. The National schools were founded in the 19th century by the National Society for Promoting Religious Education and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor. The school was built on land given by Herbert Barrett Curteis and the schoolmaster and school mistress are recorded at the school house in

21 Report from the Committee appointed to inspect and consider the returns made by the Overseers of the Poor. Reported by Thomas Gilbert 15th May 1777

22 ESRO ref: HIL 6/79/1-33

23 Sussex Weekly Advertiser 1788, after Russell, B. et al 2000

the 1851 census. The school was demolished in the 1960s and Rockwell House built on the site.

20th century

2.5.32 During WWII the area was of strategic importance to protect from invasion through the Pevensey Marshes and intercept airborne attacks. The RAF had two radar stations on the Levels below the church that were used to direct fighters onto targets by radio. RAF Pevensey was a chain home station with huge masts, whilst RAF Wartling was a Ground Controlled Interception station, both playing important roles in the defence of the country during WWII. RAF Pevensey closed in December 1945, but RAF Wartling remained open during the Cold War and closed in 1964.

2.5.33 In the church, at the east end of the aisle, there is a War Memorial commemorating the staff who were stationed at RAF Wartling.

2.5.34 The local trades have been lost in the village during the 20th century. Court Lodge Farm is still a working farm, but with the exception of the church and The Lamb Inn public house, all other buildings in the village are now private houses.

2.5.35 The village has seen little significant development in the 20th century, with only limited infill and some houses constructed at the top of Horsewalk.

Population

2.5.36 The population for the Parish of Wartling was 1039 in 1851, 787 in 1881. In more recent years the population of the Parish has dropped to 446 ⁽²⁴⁾.

2.6 Historical Maps

2.6.1 Maps are useful for showing the development of areas and generally survive from the 18th century onward for the area.

2.6.2 The earlier maps are representative of settlement and tend to lack detail, although some of the early Estate maps do show individual buildings and features with some accuracy. The area is also covered by the maps produced by the Budgen family of cartographers, who lived in the District. The maps produced by different generations of the family include those of Sussex produced by Richard Budgen in 1723-4.

2.6.3 The Tithe maps, which date to approximately 1840, vary in quality and accuracy depending on the cartographer and state of preservation, but are a useful source of information, especially combined with the Tithe apportionment to identify owner, tenant and use.

2.6.4 The most accurate and detailed maps available tend to be the 1:2,500 ordnance survey maps, starting with the first edition maps of the 1870s through to the present day.

2.6.5 Budgen's map of 1724 shows the village of Waldron around the road junction to the north of the church, in its current location.

2.6.6 The circa 1800 draft Ordnance Survey (OS) map shows Wartling, and although lacking in detail, the size of the settlement is shown and is similar to today. The roads that meet at Wartling are shown extending to Windmill Hill, Boreham Street, Hooe and Pevensey.

2.6.7 The Tithe map of 1839 shows the village in far more detail with individual buildings shown as well as plot boundaries and owner/occupiers. The extent of the village is very similar to now, with the exception of the few modern buildings that now extend down the top of Horsewalk. Most of the historic buildings in the village are shown on the Tithe map, with the exception of Wheelwright Cottage. Rose cottage is shown and was owned and occupied by William Barnes, who also held The Lamb Inn. The cottage has been altered in more recent years.

2.6.8 The 1874 1st edition OS map shows the village relatively unchanged. Wheelwright Cottage and the National School have been constructed since the 1839 Tithe map.

2.6.9 Subsequent OS maps show very little change to the village until some of the later 20th century buildings begin to appear, such as Rockwell and the buildings at the top of Horsewalk.

2.7 Areas of Archaeological Potential

2.7.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.

2.7.2 An area of archaeological interest (ANA) extends over the entire conservation area.

2.7.3 The NPPF makes it clear that up-to-date evidence of the historic environment should be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be found in the future. Areas of archaeological interest are frequently updated and are not shown on the appraisal maps, but up-to-date information can be found at: <https://www.eastsussex.gov.uk/environment/archaeology/planning/>

2.7.4 The Historic Environment Records for East Sussex is located at The Keep in Falmer, and information can be accessed online ⁽²⁵⁾. This will also be helpful in assessing the likelihood of the presence of archaeological remains in the area and help with interpretation of a particular site and its setting.

2.7.5 There has been very little archaeological investigation in and around Wartling, including within that part covered by the Conservation Area. However, when considering the archaeological potential of settlements; the knowledge that the historic development

of the settlement has evolved since at least the 13th century; the natural resources of the area for industry and the evidence of early activity; there is potential that unknown archaeological features will remain. It is also important to recognise that archaeology often survives 19th and 20th century development.

2.7.6 It is misleading to assume complete destruction of buried or hidden features which could survive within later buildings and structures as well as in below ground features. Therefore, archaeological remains of any period, both above and below ground, could be found within the conservation area. Any proposals to carry out works which include ground disturbance or works to a historic building are likely to require an appropriate form of archaeological evaluation and assessment, to assess the potential for evidence of past human activity and provide evidence for the substance and evolution of the place, and its people and culture ⁽²⁶⁾.

2.7.7 In the case of works to a building within a conservation area, it may be appropriate to undertake a standing building archaeological survey and/or recording, where it is identified, via map regression exercises and/or historical research, that buildings have been located on the site for some period of time, or may have incorporated or replaced earlier buildings.

3 Character Appraisal

3.1 Introduction

3.1.1 Wartling conservation area is formed of one character area for the purposes of the appraisal and this is shown on the map in Appendix 1.

A. Wartling village

3.1.2 The character area relates a distinct area of development that has a specific character and history. A character area may relate to periods in the historic settlement, the impact of topography and landscape, and the impact of different uses.

3.1.3 This chapter of the appraisal describes the character area and considers:

- The character of the area in detail;
- Buildings, materials and details;
- The contribution of the natural environment;
- The significance of the setting of the conservation area.

3.2 Key Characteristics of the Conservation Area

3.2.1 The Key Characteristics include buildings, structures and features within the conservation area.

Key Characteristics of the Conservation Area

- Medieval core focused around the church and former manor house in an elevated position overlooking the Pevensey Levels.
- Cluster of 15th-19th century buildings forming the small village core, with a small amount of later development along the top of Horsewalk.
- Most buildings in the village are in residential use, with very little commercial activity in the village.
- 11 listed buildings or structures within the conservation area, which are generally in residential use. The Lamb Inn public house is the only listed commercial property.
- Some older buildings are timber-framed, but this has been concealed by later refacing with brickwork, weatherboarding, render with brickwork facing to the ground floor.
- Most buildings are two storey in height, predominantly of brick, with clay tile roofs.
- Built form within the village is predominantly sited along the roads with varied setbacks.
- Front boundaries are generally formed by hedges.
- Trees are an important feature of the conservation area and its wider setting.
- Key buildings: St.Mary Magdelene's Church, the Lamb Inn, Court Lodge Farm, Wartling Place.
- Key open spaces include: the churchyard and the space in front of the church likely to be the approximate location of the medieval market.
- Key views include the many panoramic views from hilltop location of the High Weald to the north and the Pevensey Levels to the south; views of man-made landmarks within the wider landscape, such as RAF Wartling, Herstmonceux Observatory and Pevensey Castle.

3.3 Character Area A - Wartling village

Introduction to the character area

3.3.1 The character area comprises the core of the historic village, centred on the top of Wartling Hill where the Wartling road turns the corner and meets Boreham Lane and Horsewalk. The development within this area is centred around the 13th century church of St Mary Magdalene and the former medieval manor house (Court Lodge Farm) at the top of the hill, with a small group of buildings grouped where the roads meet. The character area is now primarily residential, having lost its service and commercial function.

3.3.2 The character area is surrounded by open countryside, with fields dropping away on all sides from the top of the hill on which the church and surrounding buildings sit.

3.3.3 The settlement has historically been a mixture of houses, farmland and small commercial and services for the immediate area, the more substantial centre being at Boreham Street to the north.

3.3.4 Buildings in the character area date from the 15th-19th centuries. Some of the buildings in the character area have been re-fronted in the 18th-19th centuries.

Landscape setting

3.3.5 The landscape setting of the character area contributes to the significance of the character area and the way in which it is appreciated. The rural location of the village means that there is open countryside and some areas of woodland surrounding the character area. The Pevensey Levels sit below the village and offer panoramic views towards the coast. The churchyard within the character area is publicly accessible open space, as well as being the village burial ground. The area in front of the church is still quite open and is likely the approximate location of the medieval marketplace.

3.3.6 Trees are also important both within the character area and in the wider setting and these reinforce the rural character of the village. There are some important tree specimens within the character area and these are noted on the visual appraisal map in Appendix 1, along with the identification of important hedgerows. Particularly noteworthy specimens include those within the churchyard and along the sunken lanes leading into the village, as well as those in the grounds of Wartling Place and Court Lodge Farm and the trees outside the conservation area marking field boundaries and in adjacent woodland.

3.3.7 Views through the character area are generally along the roads extending through the settlement and to and from the church. Views across the wider countryside are also important, with the elevated position affording views northwards across the High Weald and southwards to the coast across the Pevensey Levels. The observatory dome at Herstmonceux and the radar station at RAF Wartling are notable man-made features in the landscape, with Pevensey Castle also visible on a clear day. Views back to the church from the surrounding area are also important due to its elevated position.

Local built form

3.3.8 The church is the oldest building in the character area, dating to the 13th century. Buildings within the character area, listed and unlisted, have not been the subject of archaeological survey and so dating of the buildings can be uncertain. Older buildings have often been re-fronted in the 18th-19th centuries, which has obscured earlier phases. Apart from the church, buildings in the character area date to the 15th-19th centuries, with some re-fronted in the 18th-19th centuries.

3.3.9 Development is generally fronting onto the roads, but with various setbacks. Plot sizes are quite variable and the buildings themselves range from detached cottages of varying sizes to the large houses of Wartling Place and Court Lodge Farm.

3.3.10 The mix of periods of building can be identified, to some extent, by the uses of building materials. The buildings are in a mixture of materials, including red brickwork, some with grey brick header chequered decoration, tile-hanging, render and weatherboarding. Stonework is generally limited to the church. Roofs are predominantly covered with clay plain tiles. There is some use of slate and pantiles, but this is not a typical material.

3.3.11 Boundary treatments are predominantly hedges and picket fences, with occasional use of brick walls.

Listed buildings

3.3.12 There are 11 designated Grade II listed buildings within the character area, ranging in date from the 13th to the 19th century, with most dating from the 17th-19th century. Where there are outbuildings or physical structures associated with the listed building, such as ancillary buildings and boundary walls, these may be considered to be curtilage listed. Omission of description in this character appraisal text does not diminish their significance.

3.3.13 The earliest identified building within the character area is the church of St. Mary Magdalene. The church is thought to have been built on the site of an earlier chapel attached to the College of St. Mary in Hastings Castle. The current church dates to the 13th century, with additions from the 14th, 15th and 18th centuries. It is constructed of stone with plain tiled roof and a timber bell turret with shingle spire.

3.3.14 The Convent House is a 15th century L-shaped building sitting on top of a bank on the corner of Wartling Road and Boreham Lane. It is a mixture of tile-hanging and white weatherboarding with a brick plinth and plain tiled roof. It has a medieval four-pointed arch doorway with 18th century door and casement windows.

3.3.15 Court Lodge Farmhouse is located down a track to the south of the church, with buildings set back from the lane. The complex includes the 15th century farmhouse, altered and extended at various times throughout the 16th-19th centuries, and the large barn to the north which is an 18th century aisled barn linked to a 16th century building to

the south with 19th century additions. The farmhouse is faced in red and grey chequered brickwork with casement windows and a plain tiled hipped roof.

3.3.16 The 16th century northern extent of the barn has a red and grey brick plinth and weatherboarding above and a large hipped pantile roof. The southern 18th century range is constructed of red and grey brickwork with a large hipped pantile roof that extends down over the side aisles. A 19th century weatherboarded range extends east from the building with a pantile roof.

3.3.17 A further barn sitting to the south of a large pond within the farmyard is shown on the Tithe map and is constructed of red and grey brick in English bond with a pantile roof.

3.3.18 School Farmhouse is 16th century with 17th and early 18th century alterations. It sits on the corner of Wartling Road and Boreham Lane with the large weatherboarded gable end facing directly onto the road frontage to Boreham Lane. It has a lower red and grey brick wall with white weatherboarding above, casement windows and a large plain tiled roof that extends over a lean-to on the east.

3.3.19 The Lamb Inn is thought to be late 17th-18th century. It is a visible landmark of the village, sitting by the church on the corner of Wartling Hill and Wartling Road and the lane at the top of Horsewalk. The principal frontage is elevated above the road and faces onto the junction of Wartling Hill and Wartling Road. It is white painted brick with sash windows and two doors with hoods above and has a plain tiled roof. Court Farm Cottage is attached to the south end of the building via a single-storey range attached of white painted brick with a slate roof, which appears on the maps in the later 19th century. Court Farm Cottage is rendered and weatherboarded with a plain tiled roof. From the churchyard the main half-hipped roof can be seen extending east-west with four hipped roofs extending north to make a rear wing. A brick wall extends from the rear of the building to the rear of The Lamb Inn to create an enclosed courtyard.

3.3.20 Court Lodge Cottage is set back within its own plot on the corner the lane leading to Court Lodge Farm and Horsewalk. It was the cottage to Court Lodge Farm on the Tithe map and would have fronted on the lane before the workshop was built in front of it on the former marketplace. The cottage is listed as 18th century, but is likely is referred to in earlier 17th century documents as requiring repair, so could be 17th century or earlier ⁽²⁷⁾. It has red and grey chequered brickwork with some tile-hanging, casement windows and a plain tiled roof.

3.3.21 Wartling Place replaced the earlier vicarage in the 18th century and is on land slightly elevated above the lane on the opposite side of Wartling Hill to the church. It has extensive gardens to the north and extending eastwards down Wartling Hill. The 18th century house is constructed of white painted brick and render with sash windows, dormer windows, large bay window, a decorative string course and plain tiled roof. It has frontages on both the southern side facing Wartling Hill and the church and the western side facing down the hill. The much larger scale Victorian extension is constructed of red brick and

tile hanging with central projecting gable, sash windows, dormer windows and a plain tiled roof.

3.3.22 Batts Hill House represents the western extent of the village along Wartling Hill. It is set back from the road along a private track above the road, with Batts Hill Cottage siting between the road and the house. The house was owned by Arthur Geering in the mid-19th century and known as Geerings House, occupied by William Elphick, a farmer. The house is listed as 18th century, but records indicate that it could be 16th century or earlier. By the 17th century the property was described as a house and barn called Watts Tenement at Butts Hill ⁽²⁸⁾. It is a mixture of red brick, tile-hanging and weatherboarding with casement windows and a red tiled roof.

3.3.23 Wheelwright Cottage is located opposite Court Farm Cottage on the corner of Horsewalk and the land leading to Court Lodge Farm, on the approximate site of an earlier pond. It was constructed in the mid-19th century and occupied by the Luck family of wheelwrights. It is constructed on white weatherboarding with a timber porch, sash windows and a slate roof. The workshop on the opposite side of Horsewalk to Wheelwright Cottage is shown on the 1874 1st edition OS and is thought to have been the wheelwrights workshop. It is roughly contemporary with the cottage and sits on the approximate site of the former marketplace. It has undergone some repairs, but still retains its functional character. It is constructed of weatherboarding with crissall windows, a carriage door and corrugated iron roof.

Key unlisted buildings or structures

3.3.24 Key unlisted buildings or structures that make an important contribution to the character of the conservation area and historic integrity of the settlement are identified within this character appraisal and on the accompanying map. These buildings and structures form part of the designated heritage asset, in this case the Wartling conservation area, and contribute to its wider historical value ⁽²⁹⁾. These buildings and structures have been identified via consideration of their value to the heritage asset (conservation area), through their evidential value, historical value, aesthetic value and communal value, and in some instances for their contribution to the setting of designated heritage assets. Where ancillary buildings to listed buildings have been identified as key unlisted buildings on the visual appraisal map, and although these buildings may be considered to be curtilage listed, it is important to note that they also make a valuable contribution to the character of the conservation area in their own right.

3.3.25 Key unlisted buildings or structures have been identified in the character area, dating from the 19th century. Whilst key unlisted buildings have been identified on the visual appraisal map in Appendix 1, this does not exclude other buildings being considered of significance should further information come to light. In addition, omission of description in this character appraisal text does not diminish the significance of any buildings identified on the visual appraisal map.

²⁸ Whittick, C. 1996

²⁹ Conservation Principles, Policies and Guidance, Historic England, April 2008

3.3.26 Rose Cottages were built on a larger plot of land in the village. The first reference to the cottages seem to be in the mid 19th century and cottages are show on the 1839 Tithe map. The cottages are roughcast rendered with a modern tiled roof and casement windows. A wall separating the cottages appears to be shown on 19th century maps and is crudely made with brick and large flint pebbles set into it.

3.3.27 Batts Hill Cottage sits on a roadside plot on Wartling Hill adjacent to Batts Hill House. It appears to have been built on waste land and is recorded in the 17th century as a cottage and small garden. It is elevated above the sunken lane and screened by trees, but can still be glimpsed as a single-storey linear building of white painted brick construction with a plain tiled roof.

3.3.28 Other buildings in the character area that are not listed in their own right are associated with listed buildings and likely to be curtilage listed, such as the barns at Court Lodge Farm and the workshop at Wheelwrights Cottage. These buildings have already been described above as part of the listed buildings to which they are associated.

Other features of the character area

3.3.29 There are other notable features within the character area which add to the visual, historical and cultural interest. There is very little street furniture in the village due to its rural character. There is a fingerpost and post box on the corner of Wartling Road and Boreham Lane. There are gravestones in the churchyard decorated with 19th century Harmer terracotta plaques.

3.3.30 Sounds, smells and general activity also contribute to the historic character of conservation areas. The village is very quiet, which reinforces the rural character of the area. There is some vehicular traffic in the village generated by patrons visiting The Lamb public house and the general traffic along the roads through the village, but the village is mostly set off the roads with unsealed tracks and so retains a very rural feel.

Detractors

3.3.31 There are few intrusive modern features within the character area. The character area is unlit, as would be expected in this naturally dark setting. This helps to maintain the rural character of the village and is particularly important due to inter-visibility with the surrounding countryside and the elevated position of the village above the Pevensey Levels.

3.3.32 There are few detractor in the character area, with small amount of on-street parking and parking for The Lamb public house.

Summary

3.3.33 In conclusion, this character area comprises the historic settlement of Wartling, incorporating the buildings clustered around the road junctions and the church. The identified character also includes other features, both man made and natural, which add

to the historic significance of the area. There is good inter-visibility between the village and the surrounding open countryside.

Draft

4 Architectural Form, Detail, Materials, Textures and Colours

4.1 Introduction

4.1.1 The use of the local materials available to builders in the past throughout the District, including: brick, timber, stone, weather boarding, tile hanging, clay tiles and thatch, has a significant influence on the character of built form, including boundaries, and the overall visual nature of an area. The more historic buildings will display traditional building techniques based on the materials available in the locality. However, with improved transport in the 18th and 19th centuries, a wider choice of materials from around the country became available, often leading to more standardised building styles and forms.

4.1.2 The traditional use of materials, construction techniques, scale, form and pattern of development within a particular area is important to understand prior to considering work to existing buildings and construction of new buildings within a conservation area or development within its setting.

4.2 Key Characteristics

Key Characteristics

- The predominant wall construction material is brick.
- A number of buildings have white painted weatherboarding.
- Some buildings have been rendered, in whole or part, and the brickwork on the Lamb Inn has been painted white.
- There has been little use of stone on buildings, which is mainly limited to the church.
- Tile-hanging is not a common finish in the village, but can be seen on the 19th century extension to Wartling Place and on part of Convent House.
- There is very little use of flint, with a flint panel wall on Wheelwright Cottage.
- Roofs are hipped and gabled and clay tiles are the main roofing material.
- Slate is not a common roofing material, with Wheelwright Cottage and a small amount on the church and ancillary buildings.
- Farm buildings and ancillary buildings are weatherboard or brick. Those at Court Lodge Farm are roofed in modern pantiles, but this is not a typical roofing material for the village or wider area.
- Where historic windows survive they are mainly vertical sliding sash windows or casement windows.

- The majority of the doors in the conservation area are simple plank or four panel timber doors.
- Hedges are the most common boundary treatment and contribute to the character of the area.

4.3 Architectural Form and Layout of Built Form

4.3.1 The village of Wartling has developed around the church and manor from the medieval period. Development has been modest and has spread very little from the historic core over the centuries, with some very small-scale 20th century development at the top of Horsewalk and the replacement of the 19th century village school with a 20th century house.

4.3.2 The buildings in the conservation area almost all front onto the roads extending through the village. Plot sizes are quite variable and the buildings themselves mainly comprise smaller detached cottages and larger houses. The large properties sitting further back on the plots within their own grounds.

4.3.3 Development within the conservation area is from a mix of periods and represents a mix of architectural styles. These vary from small detached cottages to large detached properties, representative of the former use, status and period of building with in the conservation area. The buildings are predominantly two-storey in height, though some buildings are single-storey, such as barns and ancillary buildings.

4.4 Walls

4.4.1 The mix of periods of building can be identified, to some extent, by the uses of building materials, although some of the buildings in the village of earlier timber framing have been refronted in brick or weatherboard. The buildings are in a mixture of materials, including red brickwork, many with grey brick header chequered decoration, weatherboarding, and some painted brick or render. There is very little use of stone, which is limited to the church. Tile-hanging is not a common feature of the conservation area. Roofs are predominantly covered with clay plain tiles, with very little use of slate and some use of pantiles on farm buildings.

4.4.2 The predominant building material seen in the village is brick and weatherboarding. Up until the 19th century and the coming of the railways, brick would have been made locally from the abundant clay within the High Weald landscape.

4.4.3 The pre-1894 parish area of Wartling (as recorded by Molly Beswick⁽³⁰⁾) had four recorded brickworks in the parish, although not all were in operation at the same time. The earliest recorded brickworks in the parish was near Cowbeech in the late 17th century. However, much earlier than this, in the 15th century, a brickworks was set up nearby in

30 M. Beswick, (1993) Brickmaking in Sussex : A history and gazetteer

Herstmonceux to manufacture the bricks to build Herstmonceux Castle. It is also documented that New Place at Boreham Street was built using locally manufactured bricks in the 15th century.

4.4.4 There were no limekilns recorded on the 1st edition O.S. map for the pre-1894 parish area of Wartling, with the nearest being in the neighbouring parish of Warbleton. Lime would have been used to create lime mortar for building and lime plaster, which could be applied as an interior or exterior finish to buildings. Lime was also used in agriculture to make the Wealden clay soils easier to work⁽³¹⁾.

4.4.5 Although there are domestic buildings surviving from the 15th-17th centuries within the village, which would originally have had externally visible timber frame and render, these structures have all undergone later re-facing with brickwork or clad in weatherboarding to create a more 'modern' facade.

4.4.6 The 18th and 19th century brickwork construction is mainly of Flemish bond, where bricks are laid in a chequered pattern, as seen on Court Lodge Farm.

4.4.7 Bricks could be produced in different colours through a combination of firing techniques and temperatures and the clay used. Brickwork can also be used to create decorative patterns such as diaper patterns, polychrome work and header bond⁽³²⁾. A number of buildings in the village incorporate red and grey bricks, sometimes used to create a chequered pattern, as on Court Lodge Farm.

4.4.8 It is only in the 20th century that the modern 'stretcher' bond has come into general use, as brickwork generally provides a face to an internal blockwork wall.

4.4.9 Photos of brick detailing

4.4.10 Although brickwork remains predominantly uncovered, the brickwork on the Lamb Inn has been painted and parts of Wartling Place. The paint work appears to be modern, but historically would have been a limewash to provide a sacrificial coat to the brickwork, provide a more uniform colour and appearance, and/or mimic stone.

4.4.11 There is limited use of tile hanging in the conservation area. The 19th century addition to Wartling Place has decorative tile hanging to the first floor. Plain tile hanging has been used in conjunction with weatherboarding on Convent House and Batts Hill House, evidently to conceal timber-framing.

4.4.12 Photo of tile hanging

4.4.13 Weatherboarding is seen on a number of properties within the conservation area. White painted weatherboarding is mainly seen on older timber-framed buildings and has been used to clad the timber framing, such as Convent House and School Farm House. The 19th century Wheelwright Cottage is also weatherboarded, with the older

31 Leslie and Short eds. (1991) Historical Atlas of Sussex

32 where the entire elevation is laid in headers

boarding retaining a bead moulding. Court Farm Cottage is clad on the first floor in shiplap boarding. Dark stained weatherboarding is seen on some ancillary and farm buildings.

4.4.14 photo of weatherboarding

4.4.15 There is some use of render in the conservation area, with parts of Wartling Place and the ground floor of Court Farm Cottage both having rough cast render.

4.4.16 Photo of render

4.4.17 Exposed timber framing is not seen within the conservation area.

4.4.18 Photo of timber framing

4.4.19 The use of stone is not common in the conservation area and is limited to the church.

4.5 Roofs

4.5.1 The traditional roof forms, materials, chimneys and detailing create an interesting and varied roofscape throughout the village that contributes to the historic character of the conservation area.

Clay tile

4.5.2 The predominant roofing material throughout the conservation area is clay tile. Traditionally, the tiles would have been locally sourced and are a red/orange in colour, which has weathered.

4.5.3 There is very little use of alternative roofing materials throughout the conservation area, even on later 19th and 20th century buildings, when the railways allowed the easier sourcing of alternative material.

Pantiles

4.5.4 Modern pantiles are found on the farm buildings of Court Lodge Farm, with 19th century accounts recording the buildings as thatched. The pantiles found in the village are a modern interlocking tile and are not typical of the conservation area or locality.

Slate

4.5.5 Slate is not a common material in the conservation area., but is found on the 19th century Wheelwright Cottage and outbuilding, a single-storey range attached to the Lamb Inn and the south aisle of the church.

Corrugated iron

4.5.6 There is limited use of corrugated iron on ancillary buildings in the village, which is used as a roofing material on the former wheelwright's workshop.

Shingle

4.5.7 The church tower has a shingle spire.

Roof forms

4.5.8 Roof forms throughout the conservation area are predominantly gables, but there are some half hips, generally on ancillary buildings, such as the barn and stables at Cross Farm. A small number of buildings have catslide roofs to the side or rear, such as Pink Cottage and the former school. The rear of Hassells has a hipped roof, but this is not a common roof form within the conservation area.

4.5.9 The roofs generally run parallel to the road with end gables or hips. There are a few limited examples of the use of feature gable, often dating to the 19th century, such as the 19th century addition to Wartling Place.

4.5.10 The roofs to buildings within the conservation area are predominantly uninterrupted by dormers, although some can be seen on Wartling Place. The use of rooflights is also restricted.

Chimney stacks and pots

4.5.11 Brick chimney stacks survive to many of the buildings in the conservation area. Chimney stacks are an important part of the roofscape and remaining chimney stacks should be retained.

4.5.12 The majority of chimney stacks in the conservation area are quite plain and very in size depending on the size, age and status of the building. The stacks are unpainted or sometimes rendered brick and include simple end stacks, as well as larger more centralised stacks on earlier buildings, such as Court Lodge Cottage and School Farmhouse. Wartling Place has several large brick chimney stacks and Convent House has a large multi-flue stack.

4.5.13 Chimney stacks and associated pots create articulation and interest to the buildings within the street scene and are often part of the evolution and/or historic significance of a building. Loss of such features, where historic, can detract from the character and appearance of the conservation area, through an erosion of traditional detailing of buildings, and should be discouraged.

Rainwater goods

4.5.14 There are some traditional rainwater goods throughout the conservation area, with most surviving examples being standard half round cast iron gutters and round cast iron downpipes.

Barge boards

4.5.15 There are very few barge boards to roofs throughout the conservation area, with many gabled roofs instead have small mortared verges.

4.6 Windows

4.6.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in modern storm proofed windows. The traditional detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing affects the play of light and shade, significantly affecting the visual appearance.

4.6.2 There is significant survival of historic window detailing within the conservation area. This is predominantly through the use of traditional timber vertical sliding sashes; and use of simple side hung casement windows of timber or metal.

4.6.3 Earlier wrought iron casement windows can be seen in the conservation area on the ground floor of Court Lodge Farm. These metal casements are identified by external hinges and decorative window furniture, such as the internal catch handles and stays. There are few examples of leaded lights to casement windows within the conservation area, but Court Lodge Farm and Covert House contain some leaded lights and a diamond leaded light survives to the rear of Court Farm Cottage.

4.6.4 Within earlier domestic buildings, where the timber frame has been concealed by brick or weatherboarding, casement windows are often used. These small window types fit within concealed timber framing behind later refacing on these earlier properties, such as the small casement windows in many of the earlier properties in the village, such as Covert House and School Farm House. Casement windows were the norm in the 17th and 18th centuries, but did continue to be used throughout the 19th and 20th centuries, as seen on the later extension to Wartling Place.

4.6.5 Later in the 18th century and into the 19th century, the double hung sash was introduced, often with six over six or four over four small panes, and became the popular window style of this period. The main examples in the conservation area are the 19th century facade added to the front range of The Lamb Inn.

4.6.6 By the later 19th century panes of glass were larger and both sash and casement windows had larger panes of glass with fewer, if any, glazing bars. There are not common in the conservation area, but larger panes can be seen at Wheelwrights Cottage and in the early 18th century range of Wartling Place, suggesting the facade was updated at this time.

4.6.7 The use of stone mullion windows within the conservation area is limited to the use of stonework for windows at the church.

4.6.8 There are no early shop windows within the village.

4.6.9 There has been little intrusion of modern window detailing and materials within the conservation area, although there is some use of non-traditional materials, such as PVCu replacing traditional timber windows. While aspirations to improve thermal insulation

are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows can normally be retained, repaired or remade to a design appropriate to the period and design of the property.

4.7 Doors

4.7.1 Doors and associated architectural detailing are an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of porches to lower status buildings, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

4.7.2 The majority of the doors in the conservation area are traditionally detailed six panel timber doors, some with glazing in the upper panels, or plain planked doors. There are some front porches to properties within the conservation area, some of which are historic (although not necessarily original) and others that are a more recent addition. Court Lodge Farm has a rendered gabled porch and the timber porch on Wheelwright Cottage is shown on 19th century photographs. There are also limited use of door hoods in the village, such as the Lamb Inn.

4.7.3 The use of non-traditional materials, such as PVCu, has not yet begun to replace traditionally detailed domestic timber doors within the conservation area to any great extent. Modern door styles attempt to replicate traditional detailing, but normally without success, leading to chunky applied modern detailing, which together with inappropriately detailed door furniture, can be particularly visually incongruous in relation to the historic built environment within which it is viewed.

4.8 Shopfronts

4.8.1 Shop fronts are a surviving feature within many of the villages and towns in the District and can sometimes outlive a commercial use of a property, providing the evidence for past use. Shopfronts and their associated signage are an important feature in the street-scene of many of our towns and village and their design and detailing help to define the character of an area. Where historic shop fronts survive, every effort should be made to retain them and the different architectural elements of which they comprise.

4.8.2 Shop fronts were introduced in the 18th century and the majority dating from the 18th and 19th century are designed on an individual basis, utilising a variety of architectural detailing and styles, with small paned windows. Later 19th century shop fronts have larger areas of plate glass as this material became more widely available, changing the scale in the design of shop fronts. ⁽³³⁾

33 For further information relating to historic shop front detailing, please refer to Chapter 13 of the Wealden Design Guide, 2008, or refer to any future equivalent Design Guide produced by the Council

4.8.3 There are no remaining examples of earlier shopfronts within the village. Any trades in the village have been lost, with the public house the only commercial building operating within the village.

4.9 Garden Walls, Fences and Other Means of Enclosure

4.9.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of conservation areas.

4.9.2 Wartling contains a mixture of boundary treatments, comprising mostly hedges and fences. Hedges are the predominant boundary feature within the conservation area, which reflects the rural character of the village.

4.9.3 Some properties have simple picket fences, such as Wheelwright Cottage and Court Lodge Cottage. Extending down Horsewalk some gardens are defined with open post and rail fences.

4.9.4 There is very little use of brick walls in the conservation area which is mainly limited to retaining walls along banks and the eastern boundary of the churchyard.

4.9.5 The majority of properties have retained an historic method of defining the boundary. There is some limited use of close boarded type fencing, which can be an alien feature, detracting from the historic character of the area, and further incursion of this feature should be discouraged.

5 Trees, Open Spaces and Views

5.1 Introduction

5.1.1 Trees, hedges, open spaces and other natural elements form a significant part of the character and appearance of the conservation area.

5.1.2 The landscape around the village still has a very rural character of fields, hedges and trees, as well as the open landscape of the Pevensey Levels, which provides an important backdrop to the settlement. This is discussed further in Chapter 2.

5.2 Key Characteristics

Key Characteristics

- Trees form an important backdrop to the conservation area.
- There are prominent tree specimens within the churchyard, along the lanes leading into the village, especially atop the bank along Wartling Hill, and in gardens.
- Hedgerows and trees are an important boundary feature.
- Important open spaces include the churchyard and the area in front of the church, which is still quite open and is likely the approximate location of the medieval marketplace.
- Views through the character area are generally along the roads extending through the settlement and to and from the church.
- Views across the wider countryside are also important, with the elevated position affording views northwards across the High Weald and southwards to the coast across the Pevensey Levels.

5.3 Trees and Hedgerows

5.3.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps.

5.3.2 Important trees in the conservation area may have been identified and protected with Tree Preservation Orders (TPOs), but designation of a conservation area extends protection to the remaining trees within the boundary. TPOs are not shown on the appraisal maps, but can be viewed by carrying out a search at: <http://www.planning.wealden.gov.uk/advsearch.aspx>

5.3.3 The rural location of the village means that there is open countryside and some areas of woodland surrounding the character area. Trees form an important backdrop to the north of the village where there are areas of woodland and smaller groves and shaws. Field boundaries and lanes are also lined with trees and hedges in this High Weald landscape. This sits in contrast to the area south of the village, where the Pevensey Levels is largely devoid of trees.

5.3.4 Particularly prominent trees and groups of trees within the conservation area include those within the churchyard and along the sunken lanes leading into the village, as well as those in the grounds of Wartling Place and Court Lodge Farm.

5.3.5 Hedgerows and trees are an important boundary feature throughout the conservation area and help to reinforce the rural location of Wartling within the High Weald. Hedgerows can often be fundamental in understanding the development of the landscape, being remnant boundary features which have remained after later development has taken place.

5.3.6 Hedgerows can be easily lost through disease or replacement by modern, less sympathetically designed boundary treatments, such as close boarded fencing. Hedgerows also form a very important habitat for birds and small mammals and often contain many species of plants.

5.4 Open Spaces

5.4.1 Open spaces within and on the edge of the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the character appraisal map.

5.4.2 Within the conservation area, the churchyard within the character area is publicly accessible open space, as well as being the village burial ground. The area in front of the church is still quite open and is likely the approximate location of the medieval marketplace.

5.4.3 The open landscape making an important contribution to traditional open setting of the conservation area. The rural location means that there is open countryside and woodland surrounding the conservation area. This varies around Wartling from the High Weald landscape to the north and the low lying marshes of the Pevensey Levels to the south.

5.5 Important views - within, into and out of the Conservation Area

5.5.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal map in Appendix 1. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that they are not lost or compromised by future development or poorly sited services.

5.5.2 Consideration should also be made to the seasonal changes in the landscape and that views may more easily be gained into, out of and through the conservation area

during certain times of the year, and particularly in the winter and early spring when the trees are without full leaf.

5.5.3 Within the conservation area, the key views are along the roads extending through the settlement and to and from the church.

5.5.4 Views across the wider countryside are also important, with the elevated position affording views from many different vantage points in the village northwards across the High Weald and southwards to the coast across the Pevensey Levels.

5.5.5 The observatory dome at Herstmonceux and the radar station at RAF Wartling are notable man-made features in the landscape, with Pevensey Castle also visible on a clear day.

5.5.6 Views back to the church from the surrounding area are also important due to its elevated position.

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6 Considerations for change in conservation areas

6.1 Introduction

6.1.1 The National Planning Policy Guidance clarifies that a good conservation area appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection. This conservation area character appraisal has been used to identify and articulate the significance of this particular conservation area.

6.1.2 The Council has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas. The production of a Management Plan is particularly relevant where there is pressure for development and where cumulative minor changes may affect the character of the conservation area. Management of the conservation area to maintain and enhance its significance will be important and will form part of a future, separate overarching Management Plan document for all the designated conservation areas in Wealden, in conjunction with the individual conservation area appraisals and Local Plan policy. Management of the conservation areas in the District will include Article 4 Directions to limit permitted development rights; the positive use of National and Local historic environment policies; and Enforcement to support the reinstatement of lost detail and visual character.

6.1.3 Any future development within or on the edge of the conservation area, or within its setting, should respect the elements that form the significance of the heritage asset, including views, open space and boundary treatments and spaces between buildings. It is also important that the scale, massing, design, layout, siting and the use of materials within future development are carefully considered in relation to the historic character of the area, including the utilisation of locally distinctive traditional materials; architectural form and massing; spaces between buildings; and layout of existing development.

6.1.4 Where elements are to be removed and/or replaced that are considered detractors or that do not make a positive contribution to the conservation area, these opportunities should be taken for enhancement of the conservation area.

6.1.5 Research can help with the understanding of the significance of the architectural design and individual features of a building, perhaps as originally designed, or as altered at an early date, including fenestration, doors and shop fronts, and with respect to particular details to facades, roofs and chimneys. This would provide opportunities for positive change and alteration to take place to the visual character of existing buildings in the conservation area, and could also help to reinstate lost features that have been subject to past erosion of detail. Where infill development is proposed, historic research can help to inform the appropriateness of proposals, including siting, design, bulk, massing and detailing of any new building or structure and to understand the impact on the setting of any heritage asset. This would help to ensure that opportunities for new development within Conservation Areas and within their setting enhance or better reveal their significance as required by the NPPF.

6.2 Guiding principles for changes in conservation areas

Guiding principles for changes in conservation areas

- Preserve and enhance the character and appearance of the conservation area.
- Understand and respond to significance.
- Respond to historic pattern of development.
- Retain historic features that contribute to the character of the conservation area.
- Retain architectural detailing.
- Ensure consistency and quality in design, materials and finishes.
- Retain landscape features, open spaces and boundary treatments that contribute to the character of the conservation area.
- Avoid visual clutter.
- Ensure the conservation area is not harmed by inappropriate change within its setting.
- Preserve and enhance views into and out of the conservation area.

6.3 Key issues impacting on the character and appearance of the Conservation Area

Key issues impacting on the character and appearance of the Wartling conservation area

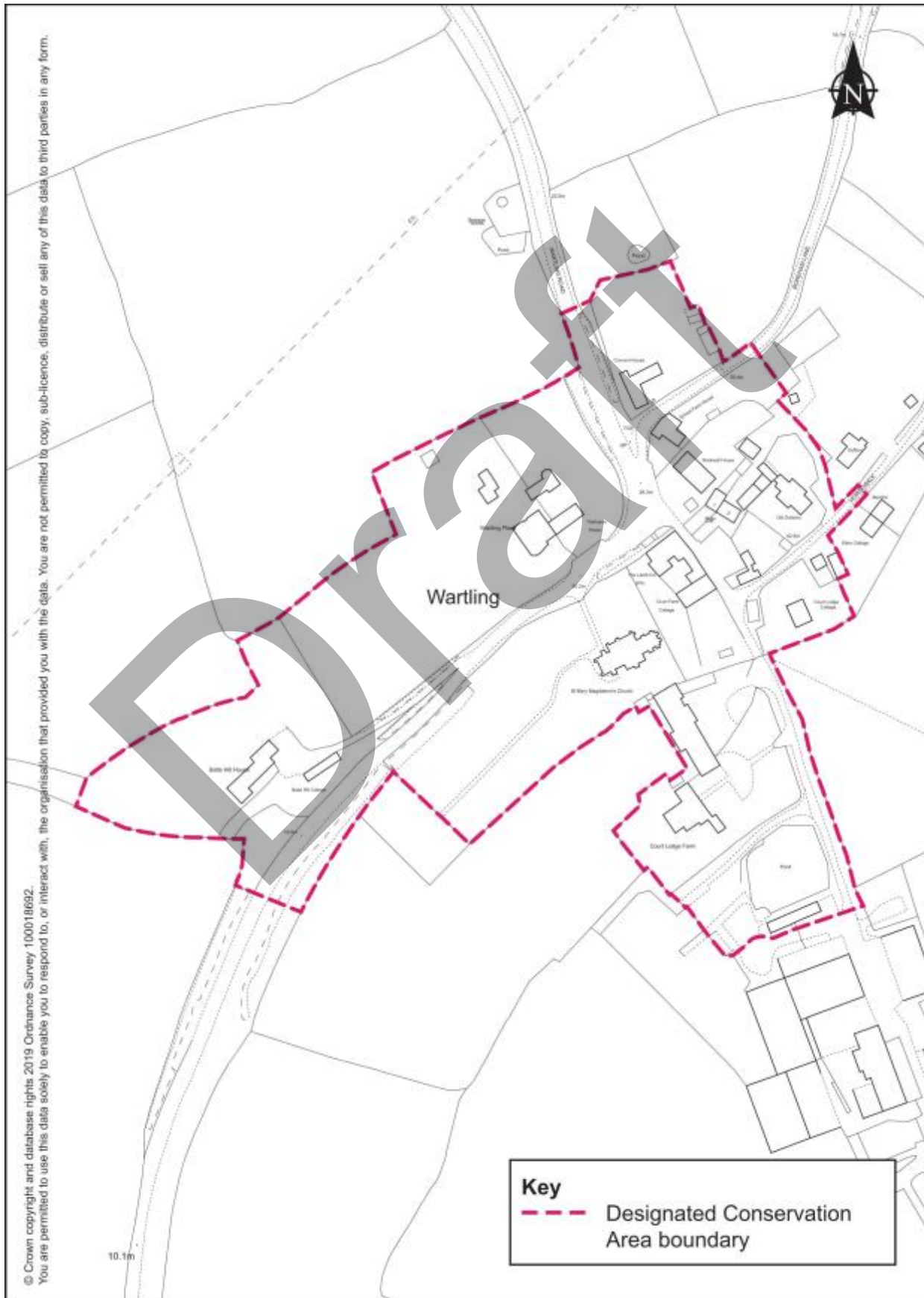
- Erosion of architectural detail.
- Inappropriately detailed window replacement.
- Scale, design and location of new development, including infill development and outbuildings.
- Light pollution.
- Loss of traditional boundary treatments.
- Parking.
- Highways works.

Appendix 1: Maps

1.1 Designated Conservation Area

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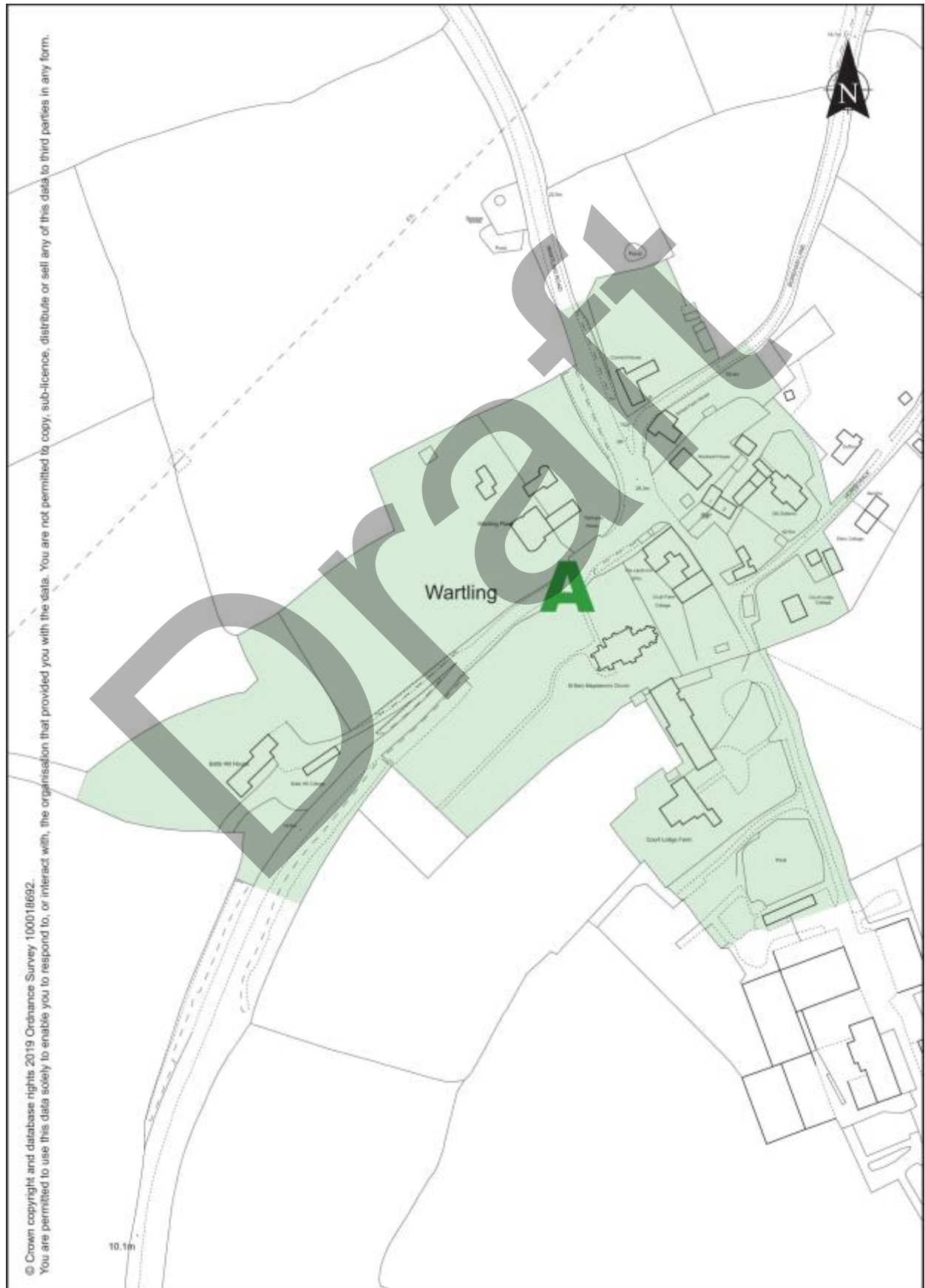
Picture 1



1.2 Character Areas

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Picture 2



1.3 Visual Appraisal

TO FOLLOW

1.4 Views

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Appendix 2: Glossary of Terms

Ancient Woodland: An area that has been wooded continuously since at least 1600.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Archaeological Notification Areas (ANA): These have been identified by East Sussex County Council Archaeology Section based on data held within the East Sussex Historic Environment Record (ESHER). Any proposed development within an ANA will trigger consultation with the East Sussex County Council Archaeology Section. This helps to meet the aims of the National Planning Policy Framework paragraph 128, which states: 'as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

Article 4 Direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Arts and Crafts style: The style of architecture prevalent in the late 19th and early 20th centuries and typified by the use of traditional local building materials and traditional craftsmanship championed by such people as William Morris.

Ashlar: Masonry comprising large blocks wrought to even facing and square edges. Also used to describe plaster scored to imitate blockwork.

Assarting: The practice of cultivating small parcels of land for rent.

Bargeboards: Projecting, sometimes decorative, boards placed against the eaves of the gable of a building and hiding the horizontal roof timbers.

Bay: Internal compartments of a building, each divided from the other, not necessarily by solid walls, and by divisions only marked in the side walls, or the ceiling. Also, external divisions of a building by fenestration.

Casement window: A window hinged on one side to open outwards or inwards.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Curtilage: An area of land attached to a house, often within the same enclosure, which serves or historically served the purposes of the dwelling in some necessary or useful manner, but is not necessarily in the same ownership.

Curtilage listed building: Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before July 1, 1948. The object or structure may not necessarily be included in the listed building description.

Demesne: A piece of land attached to a manor and retained by the owner for their own use.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.

Development Plan: This includes adopted Local Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Diaper Brickwork: A decorative pattern in brickwork, achieved by a diamond pattern of blue headers. Popular in 17th Century and revived during the Arts and Crafts movement.

Dressings: A brick or Stone that has been worked to a desired shape; the faces to be exposed are smooth, usually ready for installation. Dressed stone can project or be flush around an aperture such as a door or window, or at the corner of a building (quoins) and is often distinguished in texture or colour from the rest of the wall.

Fenestration: The arrangement of windows in a building.

Flemish Bond: The use of bricks laid in an alternating header and stretcher pattern to create a chequerboard pattern. The headers are often a heavier fired, darker brick, which are vitrified (glazed). **Galleting:** Slivers of stone or splinters of flint, spalls or small pebbles inserted into the mortar joints of a rubble or flint wall to fill the gaps between stones and leave less mortar exposed.

Georgianised: The modernisation of buildings in the 18th Century. Usually refers to modernisation of fenestration and walls of buildings.

Hand thrown brick: A brick which has been made by hand rather than machine.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record (HER): Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Jetty: The overhanging upper floor or floors to a medieval building.

Kellys Directory: A directory of businesses and private households, written from the 1860s for many regions in the south east of England.

Knapped flints: Flints which have been shaped through the process of striking to produce a flat-face for building walls.

Lead comes: Pieces of moulded lead, H-shaped in section, separating small pieces of glass within a window.

Leaded light: Individual pieces of window glass separated by lead comes or by an ironwork frame.

Listed building: a building identified under the Planning (Listed Buildings and Conservation Areas) Act 1990 and included in a list as being of 'special architectural or historic interest' which is subject to the need for listed building consent for alterations.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Manor: a unit of estate management usually with a principal house. The holder is known as Lord of the Manor, and as such, has various rights over land and tenants. A Parish could contain several manors or a manor could embrace more than one Parish. Usually a manor would also have certain rights associated with it, most importantly the right to hold certain courts: court leet and court baron.

Mullion: A vertical post or upright, dividing a window into two or more lights.

National Planning Policy Framework: Sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally-prepared plans for housing and other development can be produced.

Oriel window:

An angular or curved projection usually on an upper floor, containing a window.

Pebble-dash: Mortar with pebbles in, used as a coating (render) for external walls.

Promontory: An elevated geological outcrop.

Render: An external coat of mortar covering stone, brick or cob.

Registered Park and Garden: A park or garden included on a register compiled by English Heritage as being of special historic interest in England.

Rubbed or gauged brick arches: The use of soft bricks, sawn to shape, then rubbed to a smooth surface and precise dimensions, laid with very fine joints. Most frequently seen in arches to door and window openings.

Sash window: A window comprising sashes (a frame holding glazing) which slides vertically in grooves. A sash window which slides horizontally is known as a 'Yorkshire' sash.

Scheduled Monument: A 'nationally important' archaeological site or historic building, given protection against unauthorised change.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

String course: A moulding or narrow projecting course of stone or brick running horizontally along the face of a wall.

Stucco: Render/plaster used for coating wall surfaces or moulding into architectural decorations.

Supplementary Planning Documents (SPDs): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.

Tithe map and apportionment: Produced circa 1840 to assess tithe payments on land to the local church. Record land and buildings, owner and occupier, and land use.

Topography: The arrangement of the natural and artificial physical features of an area.

Transom: Horizontal bar of wood or stone across a window or the top of a door.

Tree Preservation Order (TPO): Provides control over works to trees which could damage or destroy the health or appearance of selected trees.

Vernacular: Domestic or functional, rather than monumental buildings, usually constructed of local materials

Window 'light':

The glazed part of a window

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Appendix 3: References

LEGISLATION

- www.legislation.gov.uk
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2018
- Further information is also available at: www.planningportal.gov.uk - The Planning Portal is government's on-line resource for services and guidance relating to the planning system.

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